



Educational Institutes Nearby

- Mahendra World School / MNC's
- St. Josephs Higher Sec School – Chengalpet
- St. Josephs Kinder Garden School – Chengalpet
- St. Mary Higher Sec School
- Chengalpet Medical College
- Chengalpet Law College
- Chengalpet Arts and Science College
- Karpaga Vinayagar Medical, Engg & Dental College
- Asan memorial College of Engineering and Technology
- SRM Medical, Engg & Group of College
- Crescent Engg College



MNC Companies Nearby

- | | |
|---------------------|------------------------|
| Ford | Braun |
| Renault Nissan | Ttk Group |
| Daimler(Benz) | Capgemini |
| Rane | Nestronics |
| Tech Mahindra | Mindtree |
| Accendas | Wipro |
| Mahindra World City | Infosys |
| BMW | TVS Group of Companies |



Hospitals Nearby

- Chengalpet Government College & Hospitals
- SRM Medical College and Hospitals
- Venkataramana Hospital
- JSP Hospital
- Balaji Hospital
- JJ Hospital
- Beent Hospital



For Bookings & Enquiries

044-22266677 / 22266503 / 04 / 05 / 06

Corporate Office : ABS ESTATES No 20, Sivashanmugam Street, West Tambaram, Chennai -600045. Website : www.absestates.com Email : enquiry@absestates.com



Gowtham Kiran Avenue

Dtcp Approved Residential Plots

APPROVED NO : 65/2015

@
Maraimalai Nagar





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Maraimalai Nagar

DTCP approved plots in a strategic location spread over 5.0 acres and divided in to 100 beautiful plots, ranging from 400 to 2176 sqft located at Maraimalai Nagar. The plots are just 3 km from GST road and fully surrounded by Industrial hubs, leading Colleges, Schools, Banks etc. Gowtham Kiran Avenue is very suitable for constructing villas and private homes. Here you can enjoy the nature and admire its beauty with a peaceful living. The plots are equally feasible for both investment and living.

Features

- Clear Title
- Avenue Trees
- Ready for construction
- 24*7 Security Service
- Sweet ground water at 15 feet
- Rapid Appreciation
- 30ft & 23 Ft TAR Roads
- Fully gated compound with Entrance Arch
- 5 Years Free maintenance



FREE SITE VISIT
from Tambaram Bus stand & Railway Station



APPROVED LAYOUT PLAN SHOWING THE HOUSE SITES IN S.NOS 490/1,2, 490/3,4,5 OF SENGUNDRAM VILLAGE, MARAIMALAINAGAR MUNICIPALITY

APPROVED NO : 65/2015



Area Details

| PLOT NO. | PART OF SURVEY NO. | AREA SQ.FT | PLOT NO. | PART OF SURVEY NO. | AREA SQ.FT | PLOT NO. | PART OF SURVEY NO. | AREA SQ.FT | PLOT NO. | PART OF SURVEY NO. | AREA SQ.FT |
|----------|--------------------|------------|----------|--------------------|------------|----------|--------------------|------------|----------|--------------------|------------|
| 1 | 490/1 | 1988 | 26 | 490/2,3 | 1500 | 51 | 490/2,3 | 0588 | 76 | 490/5 | 0588 |
| 2 | 490/1 | 1500 | 27 | 490/2,3 | 1500 | 52 | 490/4 | 0600 | 77 | 490/5 | 0588 |
| 3 | 490/1 | 1500 | 28 | 490/2 | 1500 | 53 | 490/4 | 0600 | 78 | 490/5 | 0600 |
| 4 | 490/1 | 1500 | 29 | 490/2 | 1500 | 54 | 490/4 | 0600 | 79 | 490/5 | 0600 |
| 5 | 490/1,2 | 1500 | 30 | 490/2 | 1500 | 55 | 490/4 | 0588 | 80 | 490/5 | 0600 |
| 6 | 490/2 | 1750 | 31 | 490/2 | 1500 | 56 | 490/4 | 1500 | 81 | 490/5 | 0383 |
| 7 | 490/2,3 | 1750 | 32 | 490/2 | 1838 | 57 | 490/4 | 1500 | 82 | 490/5 | 0518 |
| 8 | 490/3 | 1750 | 33 | 490/2,3 | 1838 | 58 | 490/4 | 1500 | 83 | 490/5 | 0600 |
| 9 | 490/3 | 1738 | 34 | 490/2,3 | 1500 | 59 | 490/4 | 1500 | 84 | 490/5 | 0600 |
| 10 | 490/4 | 1738 | 35 | 490/2,3 | 1500 | 60 | 490/4,5 | 1500 | 85 | 490/5 | 0600 |
| 11 | 490/4 | 1750 | 36 | 490/2,3 | 1500 | 61 | 490/4,5 | 1700 | 86 | 490/5 | 0588 |
| 12 | 490/4,5 | 1750 | 37 | 490/2,3 | 1500 | 62 | 490/4,5 | 1738 | 87 | 490/5 | 1725 |
| 13 | 490/5 | 1750 | 38 | 490/3 | 1500 | 63 | 490/5 | 1578 | 88 | 490/5 | 1500 |
| 14 | 490/5 | 1825 | 39 | 490/3 | 1500 | 64 | 490/5 | 1882 | 89 | 490/5 | 1500 |
| 15 | 490/1 | 1875 | 40 | 490/3 | 1500 | 65 | 490/5 | 0498 | 90 | 490/4,5 | 1500 |
| 16 | 490/1 | 1500 | 41 | 490/3 | 1500 | 66 | 490/5 | 0510 | 91 | 490/4 | 1750 |
| 17 | 490/1 | 1500 | 42 | 490/3 | 1500 | 67 | 490/5 | 0510 | 92 | 490/4 | 1750 |
| 18 | 490/1,2 | 1500 | 43 | 490/3 | 1738 | 68 | 490/5 | 0623 | 93 | 490/3,4 | 1738 |
| 19 | 490/2 | 1488 | 44 | 490/4 | 1738 | 69 | 490/5 | 0588 | 94 | 490/4 | 1738 |
| 20 | 490/1 | 1638 | 45 | 490/4 | 1700 | 70 | 490/5 | 0600 | 95 | 490/4 | 1759 |
| 21 | 490/1,2 | 1738 | 46 | 490/3,4 | 1500 | 71 | 490/5 | 0600 | 96 | 490/4 | 1768 |
| 22 | 490/2,3 | 1738 | 47 | 490/3,4 | 1500 | 72 | 490/5 | 0600 | 97 | 490/4,5 | 1523 |
| 23 | 490/2,3 | 1500 | 48 | 490/3,4 | 1500 | 73 | 490/5 | 0743 | 98 | 490/5 | 1530 |
| 24 | 490/2,3 | 1500 | 49 | 490/3,4 | 1500 | 74 | 490/5 | 0600 | 99 | 490/5 | 1530 |
| 25 | 490/2,3 | 1500 | 50 | 490/3,4 | 1500 | 75 | 490/5 | 0600 | 100 | 490/5 | 2176 |
| | | | | | | | | | SHOP | 490/5 | 2934 |

Location Advantages

- GST 5 Minutes Drive to GST Road.
- 10 Minutes Drive to the Nearest Railway Station.
- 10 Minutes Drive to Mahindra World City.
- 15 Minutes Drive to Oragadam.
- 15 Minutes Drive to Outer Ring Road (ORR).
- 20 Minutes Drive to Tambaram.
- 20 Minutes Drive to Old Mahapalipuram Road (OMR).